



32 Coombes Road, St. Albans, AL2 1ND

Guide price £500,000 Freehold



## 32 Coombes Road

St. Albans, AL2 1ND

An extended three-bedroom end of terrace family home offering approximately 975 sq.ft. of well-planned accommodation, benefitting from both side and rear ground floor extensions, a private sunny aspect rear garden and off-street parking.

The property has been thoughtfully enlarged to create versatile living space ideally suited to modern family life. The accommodation comprises a welcoming entrance hall, a spacious through lounge/dining room, separate sitting room, fitted kitchen and a ground floor shower room. To the first floor are three well-proportioned bedrooms together with a family bathroom.

Outside, the property enjoys a driveway to the front providing off-street parking. To the rear is a private garden with a sunny aspect, offering an ideal space for outdoor entertaining, relaxation and family enjoyment.

The property is situated within an established residential road in the popular village of London Colney, conveniently positioned for a range of local shops, schools, leisure facilities and parkland. Excellent road links provide easy access to St Albans, the M25 and M1, whilst nearby rail services offer convenient connections into central London.





## ACCOMMODATION

**Entrance Hall**

**Kitchen**

13'5 x 8'2 (4.09m x 2.49m)

**Lounge**

11'11 x 11'11 (3.63m x 3.63m)

**Dining Room**

10'11 x 10'1 (3.33m x 3.07m)

**Family Room**

15'1 x 10'7 (4.60m x 3.23m)

**Shower Room**

**FIRST FLOOR**

**Landing**

**Bedroom**

11'11 x 11'1 (3.63m x 3.38m)

**Bedroom**

12'0 x 9'2 (3.66m x 2.79m)

**Bedroom**

8'8 (max) x 9'6 (2.64m (max) x 2.90m)

**Bathroom**

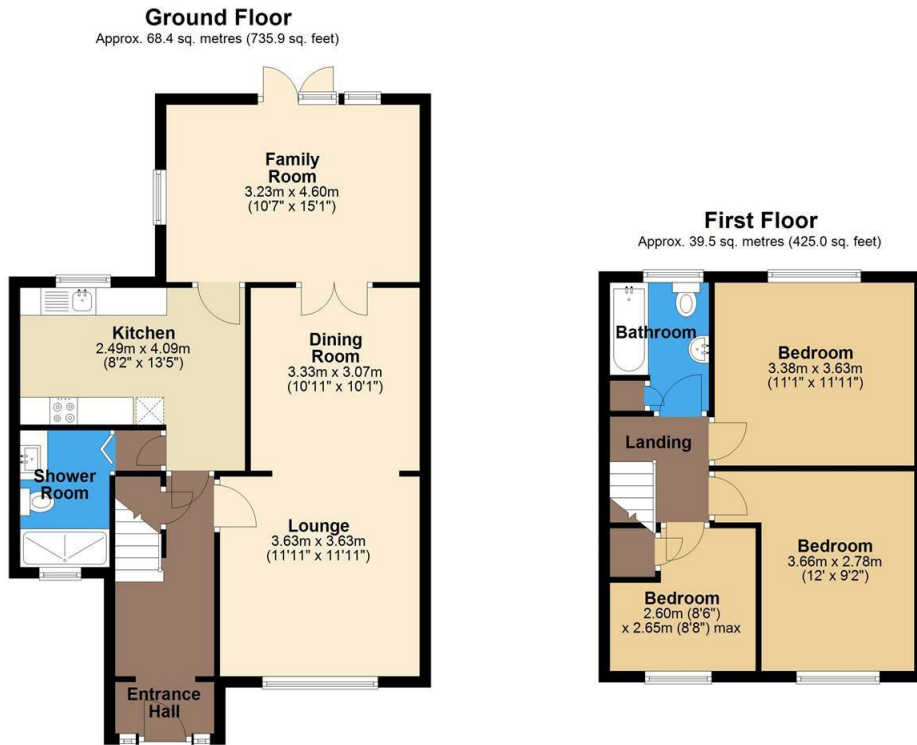
**OFFICE**

**Frontage**

**Rear Garden**



## Floor Plan



Total area: approx. 107.9 sq. metres (1160.9 sq. feet)

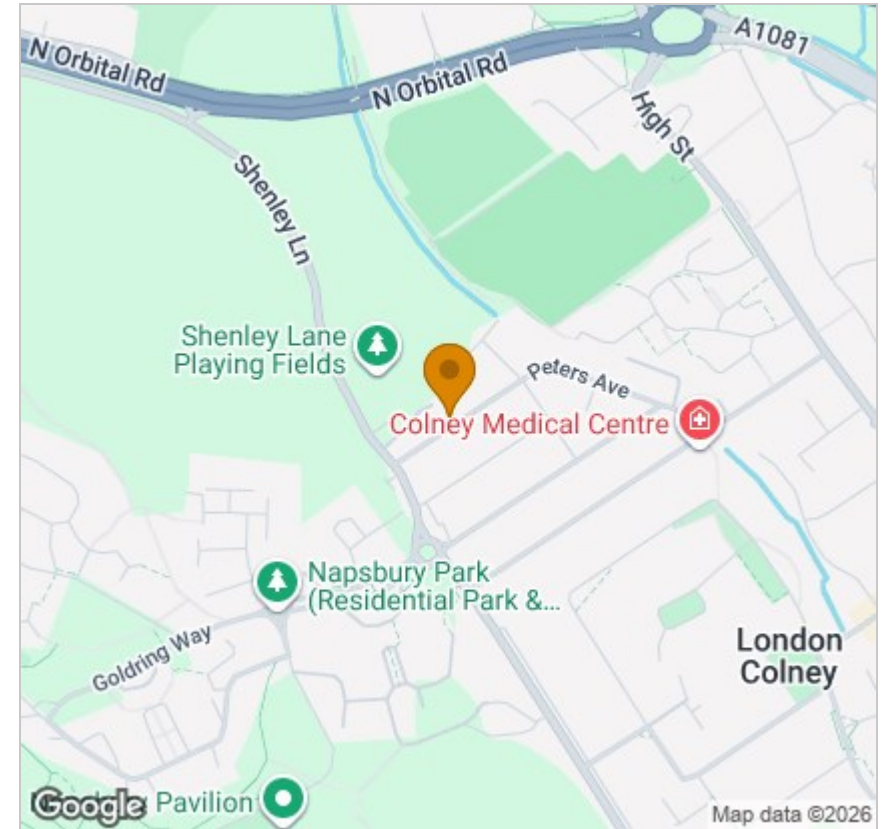
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

